



# Robertshaws

Chartered Surveyors

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Joint Agency with



## **Pine Lodge, Stainborough Lane, Hood Green, Barnsley S75 3EZ**



### **Offers over £650,000**

**A large detached 4 bedroomed bungalow, standing in a unique position within just under 2 acres of south facing land, enjoying spectacular views to the front.**

**The accommodation requires a comprehensive scheme of modernisation and refurbishment, it comprises 4 bedrooms, 2 bathrooms, 2 reception rooms, 2 kitchens, sunroom, indoor pool area, 2 garages (1 double and 1 single) and considerable potential.**

### **Property Particulars**

Robertshaws Chartered Surveyors for themselves and the seller of this property for who they act, give notice that:

- 1) These particulars are prepared based on information provided by clients and from our own inspection. Measurements have been taken by electronic means and while we endeavour to be accurate, discrepancies can occur. Robertshaws Chartered Surveyors have endeavoured to confirm the accuracy of all information but cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective buyers must satisfy themselves as to their accuracy
- 2) Copies of various plans are attached to the particulars. These are photocopied and may not be to scale.
- 3) Robertshaws will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- 4) Keys for the property will not be released until completion has taken place.
- 5) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- 6) Photographs appearing in this brochure show only certain parts of the property at the time the photograph was taken. No assumptions should be made in respect of parts of the property which are not shown in the photographs
- 7) The reference to any equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective buyers should satisfy themselves as to the fitness of such items for the requirements.
- 8) Viewing is strictly by appointment with Robertshaws Chartered Surveyors.
- 9) NOTE: The property is being marketed jointly with Smiths Chartered Surveyors of Barnsley.
- 10) Interest parties should note that in line with Money Laundering Regulations 2007 we, as a regulated profession, are duty bound to carry out due diligence on all our clients to confirm their identity.

## GENERAL DESCRIPTION

An interesting opportunity to purchase a substantial detached dwelling standing in approximately two acres of previously beautifully landscaped grounds with numerous trees and shrubs. This now requires considerable work to restore it to its former glory. It has a long sweeping driveway leading up from a five bar entrance gate and pedestrian gate, set between two stone pillars to a large courtyard to the rear of the bungalow where access to the main entrance door and garages is obtained. Internally the extensive accommodation requires modernisation work but offers excellent size rooms with considerable potential. On entering the bungalow there is a generously proportioned reception hall, two kitchen areas, the second one opening into a former garden room with flat roof and double glazed windows looking towards the south over the gardens. Off this room there is a boiler house and oil storage tank. The door at the end leads through to a large indoor swimming pool area which also has a jacuzzi/hot tub, changing rooms, shower, toilet and filter room. The swimming pool will require substantial work prior to it becoming usable again.

There is a good sized dining room to the front of the bungalow, together with a large lounge area with sliding patio doors to two elevations. A small study has been fitted with a range of timber book shelving and a corridor leads down to the sleeping quarters which comprise storage cupboard, house bathroom, four bedrooms, the master having a large en suite shower/dressing room off.

Outside other buildings comprise a double and a single garage with electrically operated doors, built at one side of the pool block.

To the rear of the garage block, in the garden areas is a hardstanding area with greenhouse.

Most windows are double glazed.

### **RECEPTION HALL** 2.0m x 5.85m (6'7" x 19'2")

Stained hardwood glazed entrance door with matching side panel opening into L-shaped reception hall with feature brick wall.



### **KITCHEN 1** 4.72, x 3.2m (15'7" x 10'6")

Fitted with a range of light metal trimmed units to three walls comprising numerous base cupboards and drawers with deep formica work surfaces over. Inset ceramic hob, space for tall fridge freezer, range of matching wall cupboards and built in Miele double oven.

Timber boarding to three walls.



**KITCHEN 2** 2.56m x 2.16m (8'5" x 7'1")

Fitted with a range of modern units with brushed metal handles comprising base cupboards to two walls with inset four ring electric hob and oven below. Inset single drainer single bowl stainless steel sink top, space and plumbing for automatic washing machine. Range of matching wall cupboards. Stable door to garden room.



**GARDEN ROOM** 5.34m x 3.68m (17'6" x 12'1")

Double panel central heating radiator and range of full width, full depth, double glazed windows incorporating twin French doors. Spectacular views towards the Pennine foothills.



**BOILER ROOM**

Housing the Worcester oil fired boiler with a small door providing access to the oil storage tank. Door to pool.



**SWIMMING POOL AREA** 7.0m x 15.24m (23'0" x 50'0")

Pool Dimensions 4.31m x 9.73m (14'2" x 31'11")

The pool requires re-lining. Jacuzzi/hot tub.

Separate room housing the shower, wc and changing room.

Pump/filter room/Boiler room.



**DINING ROOM** 4.78m x 3.88m (15'8" x 12'9")  
Side facing double glazed windows with double panel central heating located below. Serving hatch through to kitchen, cove finish to the ceiling and twin glazed doors opening through to the hall.



**LOUNGE** 6.89m x 6.67m (22'7" x 21'11")  
This exceptionally large room has a feature stone open fireplace with a slate insert and Baxi back boiler. Wide sliding patio doors to two elevations with those to the front enjoying superb views. Double panel central heating radiator, skirting heating and floor ducts. Cove finish to the ceiling.



**STUDY** 1.95m x 2.83m (6'5" x 9'3")  
Range of fitted timber bookcases, double panel central heating radiator and front facing window.

**STORAGE CUPBOARD** 0.83m x 2.0m (2'9" x 6'7")  
Deep built in cloaks storage area with hanging rail and shelf.

**HALLWAY**  
Long hallway with built in cylinder cupboard along with doors leading to:-

**BATHROOM** 1.72m x 3.74m (5'8" x 12'3")  
With tongued and grooved boarded walls, scalloped effect suite with chrome fittings and electric shower located over the bath. Single panel central heating radiator.



**BEDROOM 1** 3.78m x 3.63m (12'5" x 11'11")  
These dimensions are taken into the range of louvre fronted built in furniture which incorporate a wide dressing table feature. Front facing windows enjoying spectacular views. Single panel central heating radiator.



**MASTER BEDROOM** 3.32m x 4.97m (10'11" x 16'4")

Full width range of louvre fronted built in wardrobes/. Front facing window, double panel central heating radiator, wall light point and arch through to the en suite shower/wet room.



**EN SUITE SHOWER/WET ROOM** 4.66m x 2.23m (15'3" x 7'4")

Floor drainage, close coupled wc and countertop wash hand basin. Built in store. Lighting from recessed spots. Double panel central heating radiator and windows to two elevations.



**BEDROOM 3** 3.65m x 2.97m (12'0" x 9'9")

Range of fitted louvre fronted wardrobes and high level storage boxes with recess for bed. Rear facing double glazed window. Single panel central heating radiator.



**BEDROOM 4** 2.97m x 2.97m (9'9" x 9'9")

Single panel central heating radiator, double glazed window overlooking the courtyard, cove finish to the ceiling and roof access hatch.



## **OUTSIDE**

The property stands in what we have been informed is almost two acres of formerly beautifully landscaped grounds with scattered specimen trees of various varieties which include many pines. An asphalted driveway leads across a cattle grid and through a five bar gate up and across the plot to the left hand side of the bungalow where it sweeps around and forms a large surfaced courtyard in front of the main entrance door and garage block. Further areas of garden can be found to the rear. As intimated above the grounds now require substantial restoration work but the whole plot has the benefit of superb rural views to the south.



## **GARAGE BLOCK**

Constructed in stone with a pitched tiled roof.

### **GARAGE 1 – Double** 6.09m x 5.28m (20'0" x 17'4")

With electrically operated up and over door. Internal power and light supply. With sink.

### **GARAGE 2 – Single** 3.32m x 5.02m (10'11" x 16'6")

Electrically operated door and internal power and light supply.

## **CONSTRUCTION**

The property is built in random natural stone under a tiled low pitched roof. Fascias and gutters have been replaced in uPVC. Window frames are mainly in white uPVC with sealed unit double glazing.

## **SERVICES**

Mains water and electricity are connected. Drainage is to a septic tank which is likely to require attention. Central heating is via an oil fired boiler located off the garden room. None of these services have been tested by the Selling Agents and we therefore advise you to have your own engineer, plumber or electrician carry out checks on your behalf.

Note: Measurements are generally taken by electronic instruments and are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

**EPC – Band F.**

## **OVERAGE**

In the transfer to the Buyer there will be included provisions relating to an Overage payment. The provisions relating to Overage will be in connection with any uplift in value arising out of any planning permission obtained for development of more than one dwelling. The principal terms will include a payment representing the difference in value between the land with the benefit of such planning permission compared with the sale price. The Overage shall be split between the Seller and the Buyer on a 50/50 basis. The Overage provisions will subsist for a period of 20 years from completion. The detailed provisions will be incorporated in the draft transfer and the Seller will consider whether an Overage charge is applicable. A Deed of Covenant will have to be entered into in relation any successors in title from the initial Buyer. More details will be available when an offer has been accepted and the terms of the option can then be agreed.

Pine Lodge



# Pine Lodge Location Plan



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Licence number 100022432. Plotted Scale - 1:25000